

**MINUTES**  
**City Council Meeting**  
**Monday, August 15, 2016 – 6:00 p.m.**

**Call to Order:** Mayor Bethune welcomed everyone and called the meeting to order at 6:00 p.m.

**Opening:** Pastor Bruce Campbell of Oak Grove Missionary Baptist offered the invocation and Mayor Bethune invited everyone to join in the pledge of allegiance to the flag.

**Roll Call:** Mayor Bethune presided. Council Members: Bruce Campbell, Rosetta Cody, Marcia Daniel, Bessie Kicklighter, Debbie Ruiz and Kim Tice.

**Staff:** Ron Feldner, City Manager; Rhonda Ferrell-Bowles, Clerk of Council; James P. Gerard, City Attorney; Major Gilbert Ballard, GCPD; Cliff Ducey, Recreation Director; Ron Alexander, Planning Director; Pam Franklin, HR Director; Charles Draeger, Water Operations Director; Blake Hodge, Fire Chief and Benny Gooe, Public Works Director. *Absent:* Ben Brengman, IT Director and David Lyons, Chief of Police.

City Council recognized the Garden City Boys 12 & under baseball team for winning the GRPA Class A District 2 Championship.

Mayor Bethune said City Council held a pre-agenda session prior to tonight's meeting. He said no decisions or votes were made during the pre-agenda session.

**Informal Public Comment:** Mayor Bethune opened the floor to receive public comment from the audience.

Ms. Sharon Bethune, Co-Chair for the Garden City Housing Team, said the Garden City Housing Team has been awarded a housing grant to provide funds for housing rehabilitation to persons of low and moderate income in the Rossignol Hill or Chatham Villa Subdivisions. She said this is at no cost to the homeowners. She said if you are interested in learning more about the housing program, and how you may qualify, please plan to attend the public meeting at 6:00 p.m. on Tuesday, August 30, 2016 at the Cooper Center.

There being no further questions or comments, Mayor Bethune closed the informal public comment portion of the meeting.

**Public Hearings:**

**Comprehensive Plan Update:** Mayor Bethune opened the public hearing to receive public comment on the 2016-2036 Comprehensive Plan.

City Manager presented an overview of the 2016-2026 Comprehensive Plan.

Ms. Sharon Bethune said I was part of the planning and it is a good plan. She said I would like to challenge staff, Mayor and City Council not to keep the plan on a shelf, but to use it.

There being no further questions or comments, Mayor Bethune closed the public hearing.

**PC1615, Rezoning Request:** Mayor Bethune opened the public hearing to receive public comment on a request by Mary Watson, property owner, to rezone 214 Salt Creek Road from R-1 to R-A to allow a manufactured home.

Planning Director said Ms. Watson property was subdivided in 2010. He said when the Planning Commission looked at her property they saw it as spot zoning so they recommended denying the request.

Ms. Watson said this property is 500 feet off the main road. She said all I wanted was a variance.

City Attorney said it has to be rezoned to change the zoning to allow a manufactured home. He said it can't be done by a variance.

There being no further questions or comments, Mayor Bethune closed the public hearing on PC1615.

**PC1617, Zoning Text Amendment:** Mayor Bethune opened the public hearing to receive public comment on a request by Don Adams, Kelly Tours, for a zoning text amendment of Section 90-47(122) to amend the wording to include tour bus companies with taxi cab companies so as to not limit the amount of vehicles on the property in accordance to the size of the property.

Planning Director said Mr. Don Adams requested an amendment to include all vehicles for hire. He said the City Attorney drafted the zoning text amendment to include all vehicles for hire.

Mr. Jay Maupin with Maupin Engineering said Kelly Tours owns approximately seven acres and Mr. Adams would like to expand his business. He said Kelly Tours didn't fall under a particular category in the ordinance. He said Mr. Adams has review the draft of the text amendment and he agrees with everything except B2, which limits the vehicles to eight. He said Mr. Adams would like it to allow eight per acre tied to being parked outside and not parked inside.

Councilmember Daniel asked if the amendment would include vehicle repairs.

Mr. Maupin said Kelly Tours does minor maintenance to vehicles. He said no heavy engine repairs are allowed. He said Mr. Adams has been a business owner for years and he keeps the property up.

There being no further questions or comments, Mayor Bethune closed the public hearing on PC1617.

**PC1618, Zoning Ordinance Amendment:** Mayor Bethune opened the public hearing to receive public comment on an ordinance to amend the zoning ordinance of Garden City, Georgia, to amend paragraphs 79 & 80 of Section 90-47(b) to permit animal hospitals, veterinary clinics, and animal boarding places with the approval of the Board of Appeals to operate in all mixed use zoning districts located within the City.

Planning Director said we had a veterinary clinic approach us a couple of months ago about going into the Town Center. He said I believe not including this use in mixed use zoning districts was an oversight. He said the City Attorney has drafted the ordinance to include animal hospitals, veterinary clinics, and animal boarding places with the approval of the Board of Appeals to operate in all mixed use zoning districts located within the City.

There being no further questions or comments, Mayor Bethune closed the public hearing on PC1618.

**City Council Minutes:** Upon motion by Councilmember Campbell, seconded by Councilmember Tice, City Council voted unanimously to approve the city council minutes dated 7/18/16, workshop synopsis dated 7/25/16 and workshop synopsis dated 8/8/16.

**Staff Reports:**

Human Resources Director presented the HR department's monthly report.

City Manager presented the IT department's monthly report.

Public Works Director presented the public works department's monthly report.

Recreation Director presented the parks and recreations department's monthly report.

Planning Director presented the planning department's monthly report.

Water Operations Director presented the water operations department's monthly report.

Major Ballard presented the police department's monthly report.

Fire Chief presented the fire department's monthly report.

**City Manager Updates:** City Manager said I have no updates.

**Items for Consideration:**

**Resolution - Comprehensive Plan Update Transmittal:** Clerk of Council read the heading of a resolution by the Mayor and Council to transmit the Garden City 2016-2036 Comprehensive Plan to the Coastal Georgia Regional Commission and the Georgia Department of Community Affairs for official review as required by the rules governing the Planning Act of 1989.

Upon motion by Councilmember Kicklighter, seconded by Councilmember Campbell, City Council voted unanimously to adopt the resolution.

**Resolution – Renewal of Service Delivery Strategy:** Clerk of Council read the heading of a resolution by the Mayor and City Council to renew the service delivery strategy for Chatham County, Georgia, and Garden City, Georgia, and for other purposes.

City Manager said the renewal of the Service Delivery Strategy is in conjunction with the Comprehensive Plan update. He said it is an effort of all the governmental jurisdictions in Chatham County.

Upon motion by Councilmember Kicklighter, seconded by Councilmember Cody, City Council voted unanimously to adopt the resolution.

**Resolution – 117 Bowman Avenue (NSP Property):** Clerk of Council read the heading of a resolution to authorize the City of Garden City, Georgia, to enter into an exclusive seller listing agreement with Keller Williams Realty to sell the City-owned residential improvements located at 117 Bowman Avenue, Garden City, Georgia, in connection with the Garden City Neighborhood Stabilization Program.

Upon motion by Councilmember Tice, seconded by Councilmember Campbell, City Council voted unanimously to adopt the resolution.

**Resolution – Parcel 4-B Town Center Development:** Clerk of Council read a resolution by the Mayor and Council of Garden City, Georgia, to confirm its classification as surplus property, and its intention to sell, its fee simple interest in Parcel 4-B of its Town Center development, and to authorize the City Manager to solicit proposals for the purchase and development of the property with the goal of identifying the

individual(s) who can offer the highest quality and highest desirable land development proposal(s)/project(s) at the greatest benefit to the residents of Garden City.

Upon motion by Councilmember Tice, seconded by Councilmember Daniel, City Council voted unanimously to adopt the resolution.

**Adjournment:** Upon motion by Councilmember Tice, seconded by Councilmember Campbell, City Council unanimously voted to adjourn at 6:58 p.m.

*Transcribed by: Clerk of Council*

*Approved by: City Council 9/19/16*